

**BZA Public Hearing
BZA Case No. 20259
July 22, 2020**

JPMORGAN CHASE BANK, N.A.
3529 CONNECTICUT AVENUE NW, WASHINGTON D.C.
LOT 15, SQUARE 2222



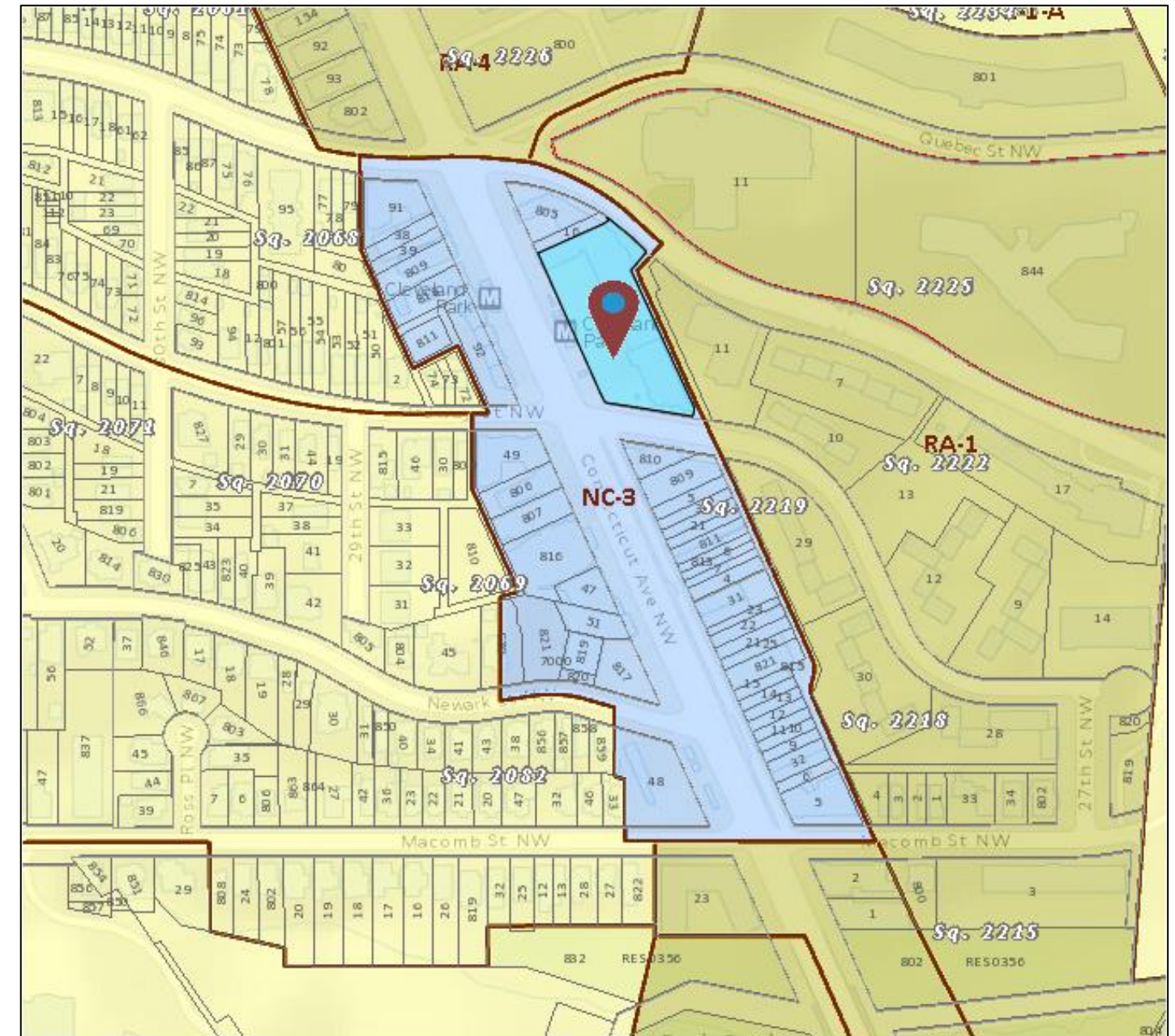
OTJ
ARCHITECTS
Board of Zoning Adjustment
District of Columbia
CASE NO. 20259
EXHIBIT 100-43

3501-3527 Connecticut Avenue, NW
Square 2222, Lot 15
NC-3 Zone
Cleveland Park Historic District

Special Exception Relief Pursuant to Subtitle H § 1101.3(a):

“The designated uses shall occupy no less than 20% of the GFA of the ground floor level of the building within a designated use area, subject to the following requirements:

- a. *No more than 20% of the ground floor level area shall be **financial services**, travel agencies, or other ticket offices...”*



03 SHOPPING CENTER PLAN

ZONE DISTRICT: NC-3

TOTAL GROUND FL GSF: 19,986 GSF

TOTAL GSF OF EXISTING FINANCIAL SERVICES: 2,200 GSF
(11% OF TOTAL GROUND FL GSF)

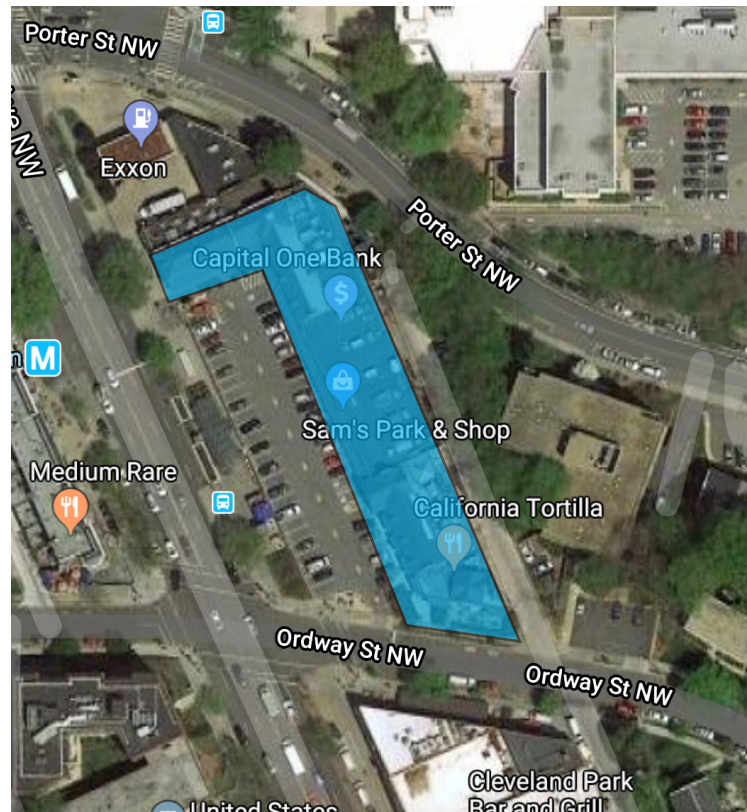
TOTAL GSF OF PROPOSED JPMC BANK SPACE: 3,287 GSF

TOTAL PROPOSED GSF OF FINANCIAL SERVICES: 5,487 GSF
(27.5% OF TOTAL GROUND FL GSF)

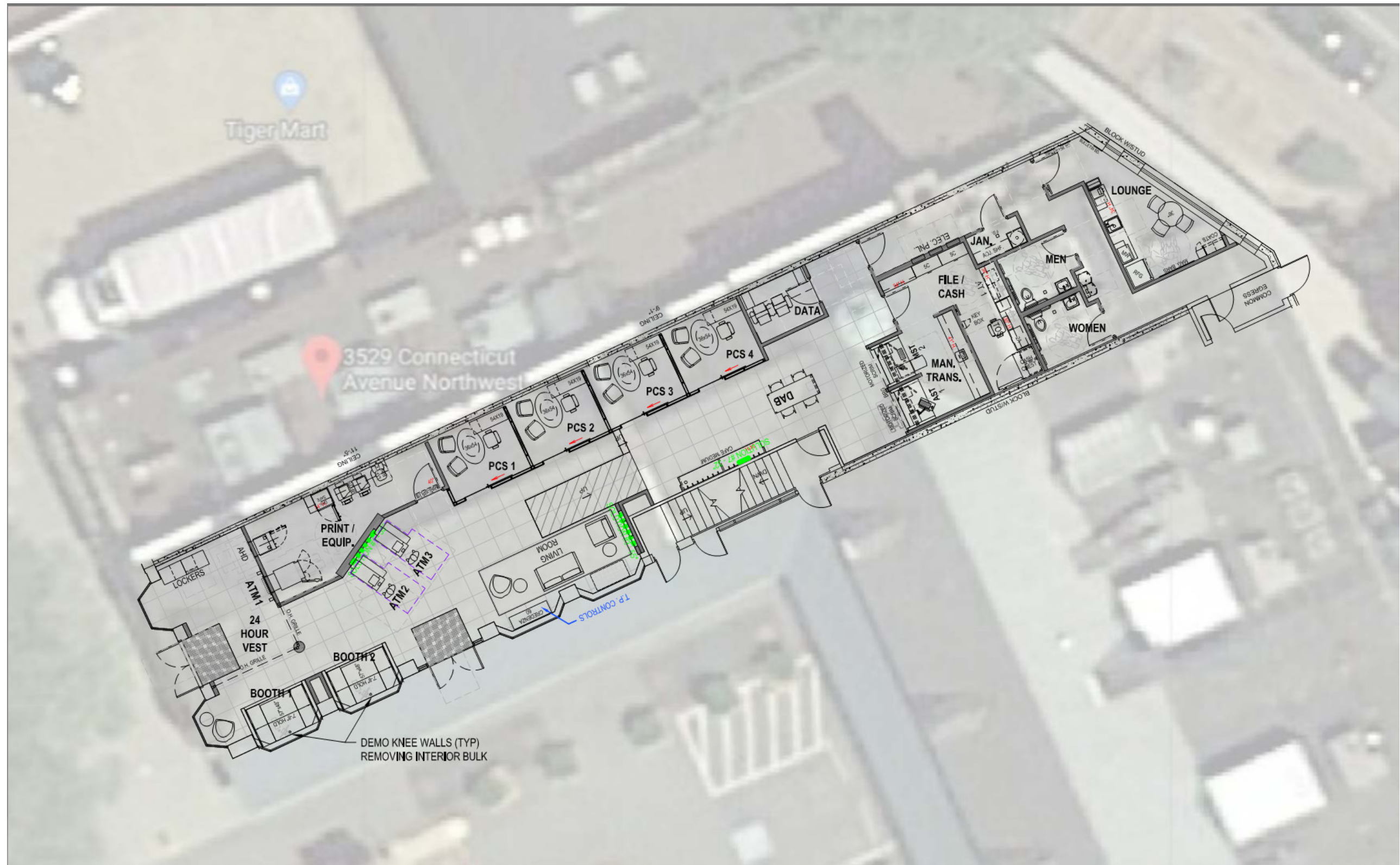
AREA VARIANCE REQUESTED FROM SUBTITLE H, SEC 1101.3(A)

The net rentable square footage has been used instead of the "gross floor area," as that term is defined in the Zoning Regulations. This is because the existing building was constructed circa 1931, which pre-dates the current gross floor area calculations required by zoning. Given the configuration of the building which is entirely retail at the ground level and has limited internal common areas, the net SF numbers would closely align with the gross SF numbers.

KEY PLAN



05 PROPOSED FLOOR PLAN



*NO PROPOSED EXTERIOR FACADE CHANGES. TENANT WILL INSTALL NEW SIGNAGE ONLY

COMPLIANCE WITH SPECIAL EXCEPTION STANDARDS

1. General Special Exception Standards (Subtitle X § 901.2):

- a. *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*
- b. *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*
- c. *Will meet such special conditions as may be specified in this title.*

Application is consistent with Subtitle X § 901.2:

- Financial service permitted in NC-3 zone; only the percentage of the use in the ground floor is restricted.
- Consistent with commercial uses in surrounding mixed-use neighborhood and existing shopping center.
- No changes to exterior of building, other than signage.
- No impacts to noise, parking, loading, or traffic.
- Fill vacant retail space.

2. Special Exception Standards pursuant to Subtitle H (Subtitle H § 1200.1):

The BZA may grant relief from the standards of Subtitle H as a special exception subject to Subtitle H § 1200.1:

- a. *The excepted use will substantially advance the purposes of the NC zones, will not adversely affect neighboring property, and will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.*
- Financial service use will provide a new commercial use in the neighborhood-serving retail center;
 - Advance the commercial corridor;
 - Provide mix of employment and service uses;
 - Encourage retention of continuous retail and service uses at the ground level;
 - No adverse impacts to traffic or parking; no changes to vehicular ingress or egress; no pedestrian impacts
 - No exterior changes to building results in no impacts to historic district;
 - No impacts to noise or light – bank will maintain normal business hours.
- b. *Architectural design shall enhance the urban design features of the immediate vicinity and, if a historic district or historic landmark is involved, the OP report shall include review by HPO and a status of review by HPRB.*
- No exterior changes proposed to building (other than signage).

c. *Exceptional circumstances exist pertaining to the property or economic or physical conditions in the immediate area that justify the exception or waiver;*

- Existing building with existing tenant spaces that cannot be shifted;
- Vacant retail space is approx. 3,287 sf;
- Approx. 2,200 sf of financial service use already in the building (11% of ground floor);
- Total financial service use space would be 27.5% of ground floor of building;
- Chase could not operate in a smaller space. Approx. 1,797 sf would be permitted as a matter of right, but this could not accommodate ATMs, meeting rooms, data and equipment space, customer waiting area, employee lounge, restrooms, etc.;
- Owner made good faith efforts to lease the space to a matter of right use since 2014.

d. *Vehicular access and egress are located and designed so as to encourage safe and efficient pedestrian movement, minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic condition;*

- No changes to vehicular or pedestrian access proposed.

- e. *Parking and traffic conditions associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences*
- Parking requirement for financial service use is the same as general retail use; however, no additional parking spaces required for historic site;
 - Parking demand is less than other retail uses within the building (banking hours only);
 - Existing surface parking can accommodate demand from bank customers and employees;
 - Mixed-use and transit-rich location – most patrons will walk, bike, or take public transit to site.
- f. *Noise associated with a proposed use shall not adversely affect adjacent or nearby residences;*
- Closest residences are located on the opposite side of Ordway Street and half a block to the southeast;
 - Bank use will not generate any noise not already created by existing retail center.
- g. *BZA may impose additional requirements pertaining to design, appearance, signs, size, landscaping, etc.*
- No additional requirements are warranted.

SUMMARY OF SUPPORT

1. Office of Planning: Report in support with no conditions (Exhibit 32)

2. DDOT: Report in support with no conditions (Exhibit 31)

3. ANC 3C:

- Unanimous resolution in support with no conditions (Exhibits 40 and 42 – same letter submitted twice)
- Letter from Single Member District commissioner (3C04) in support (Exhibit 39)